

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Monica

State: CA

PJ's Total HOME Allocation Received: \$12,825,666

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	88.14 %	90.22 %	52	90.66 %	31	30	
% of Funds Disbursed	74.13 %	80.19 %	68	81.06 %	21	17	
Leveraging Ratio for Rental Activities	1.45	5.73	70	4.62	28	22	
% of Completed Rental Disbursements to All Rental Commitments***	84.89 %	72.76 %	31	81.27 %	27	29	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.68 %	60.11 %	48	68.23 %	29	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.63 %	78.04 %	50	79.86 %	39	39	
% of 0-30% AMI Renters to All Renters***	54.37 %	41.03 %	20	44.82 %	64	69	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.25 %	92.04 %	70	94.65 %	19	19	
Overall Ranking:			In State:	45 / 92	Nationally:	33 30	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$47,994	\$32,339		\$25,419	160 Units	45.50 %	
Homebuyer Unit	\$0	\$19,480		\$14,530	0 Units	0.00 %	
Homeowner-Rehab Unit	\$0	\$26,371		\$20,251	0 Units	0.00 %	
TBRA Unit	\$7,088	\$2,782		\$3,156	192 Units	54.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Monica CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$53,588	\$0	\$0
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	57.5	0.0	0.0	56.3
Black/African American:	21.2	0.0	0.0	27.6
Asian:	1.4	0.0	0.0	0.5
American Indian/Alaska Native:	0.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	1.4	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.4	0.0	0.0	0.0

ETHNICITY:				
Hispanic	15.8	0.0	0.0	15.6

HOUSEHOLD SIZE:				
1 Person:	81.5	0.0	0.0	69.8
2 Persons:	8.2	0.0	0.0	12.0
3 Persons:	2.7	0.0	0.0	5.7
4 Persons:	4.1	0.0	0.0	8.9
5 Persons:	1.4	0.0	0.0	2.1
6 Persons:	0.7	0.0	0.0	1.0
7 Persons:	0.7	0.0	0.0	0.5
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	83.6	0.0	0.0	75.0
Elderly:	6.8	0.0	0.0	0.0
Related/Single Parent:	7.5	0.0	0.0	21.9
Related/Two Parent:	0.7	0.0	0.0	3.1
Other:	0.7	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.8	0.0 [#]
HOME TBRA:	23.3	
Other:	4.1	
No Assistance:	56.2	

of Section 504 Compliant Units / Completed Units Since 2001 13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Monica

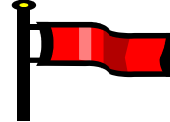
State: CA

Group Rank: 33
(Percentile)

State Rank: 45 / 92 PJs

Overall Rank: 30
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	84.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	58.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.63	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	91.25	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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